

# 12310 LEE JACKSON MEMORIAL HWY

FAIRFAX, VA  
0.77 ACRES AVAILABLE

RAPPAPORT  
CULTIVATING PLACES

FAIR RIDGE DRIVE



.77 ACRES



LEE JACKSON MEMORIAL HWY 70,937 VPD









# 12310 LEE JACKSON MEMORIAL HWY

## FAIRFAX, VA

- | 0.77 acre pad site opportunity seeking fast food and select automotive uses
- | Directly accessible from the intersection of Lee Jackson memorial Highway (RT 50) and Fair Ridge Drive with stoplight
- | Adjacent retailers include Harris Teeter, Starbucks, and Exxon



### DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	16,634	103,662	270,036
 DAYTIME POPULATION	27,771	112,744	345,383
 MEDIAN HOUSEHOLD INCOME	\$147,135	\$189,279	\$182,177
 TRAFFIC COUNTS	70,937 on Lee Jackson Memorial Highway		



### CO-TENANTS







12310 LEE JACKSON MEMORIAL HWY  
FAIRFAX, VA

INOVA FAIR  
OAKS HOSPITAL

12310 LEE JACKSON  
MEMORIAL HWY  
.77 acres

EXXON

FAIRFAX COUNTY PKWY 64,914 VPD

LEE JACKSON MEMORIAL HWY 70,937 VPD

**Fair Lakes Shopping Center**

**Fair Oaks Mall**





**SITE PLAN**

12310 LEE JACKSON MEMORIAL HWY | FAIRFAX, VA

0.77 ACRES AVAILABLE





**12310 LEE JACKSON MEMORIAL HWY | 12310 LEE JACKSON MEMORIAL HWY, FAIRFAX, VA**

**Zach Elcano | [zelcano@rappaportco.com](mailto:zelcano@rappaportco.com) | 571.382.1228**

**Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218**

**[rappaportco.com](http://rappaportco.com)**